

Synopsis of Watershed Overlay District Proposal*

What is an overlay zoning district?

An overlay zoning district does not change the zoning classification for properties within the district. Rather, it simply imposes additional regulations to meet a specific goal.

What is the purpose of the Glen Lake-Crystal River Watershed Overlay District?

The purpose of this proposed district is to protect the quality of water resources within the Glen Lake-Crystal River Watershed and to ensure that **new** structures and uses in the district are compatible with and protect these unique resources. All existing structures and/or landscaping will be grandfathered

Do the proposed overlay district regulations restrict development?

The proposed overlay regulations would not limit or prevent development of the watershed. Rather, it would help ensure conscientious development resulting in minimal impact on water quality.

How can I tell if my property is within the proposed watershed overlay district?

The proposed overlay regulations would apply to all **lands** within the Glen Lake-Crystal River Watershed as shown on the attached map.

What are some of the main regulations in the proposed overlay district?

- Some uses such as confined feedlots, slaughterhouses, gas stations, hazardous waste storage facilities, salt storage and petroleum storage facilities, and landfills would be prohibited.
- Natural shoreline vegetative buffers which promote infiltration of water, absorb excess nutrients that can cause algal blooms, and promote wildlife corridors would be encouraged.
- Hardened sea walls made of wood, concrete, or steel can contribute to erosion and would be discouraged while bio-engineered designs would be encouraged.
- The use of phosphorous containing lawn fertilizers would, in concert with existing state laws, be limited.
- The proposal limits impervious surfaces and storm water runoff for new development and/or redevelopment and promotes natural infiltration and recharge of groundwater. These regulations are consistent with what is already required by the township zoning ordinance.
- Low Impact Development (LID) design principles would apply to new developments where feasible.
- Development of standards designed to preserve trees and vegetative cover, especially on ridge lines and steep slopes, in order to reduce the negative impact of new development and/or redevelopment.

A variance from the proposed requirements may be available in the manner set forth in the zoning ordinance for other zoning regulations.

* This is a summary of what the planning commission sees as the main provisions in the proposed overlay district and is not intended to be a complete description of said proposed district. The entire detailed proposal and reasons for the regulations can be found at:

<https://www.leelanau.gov/downloads/glenlakewatershedoverlaydistrictdraftfebruary2021.pdf>